

- Welcome!
- Introductions
- Project Overview
- Myths and Misconceptions
- **Planning in Chesterfield County**
- The Next Steps
- End by 9 p.m.



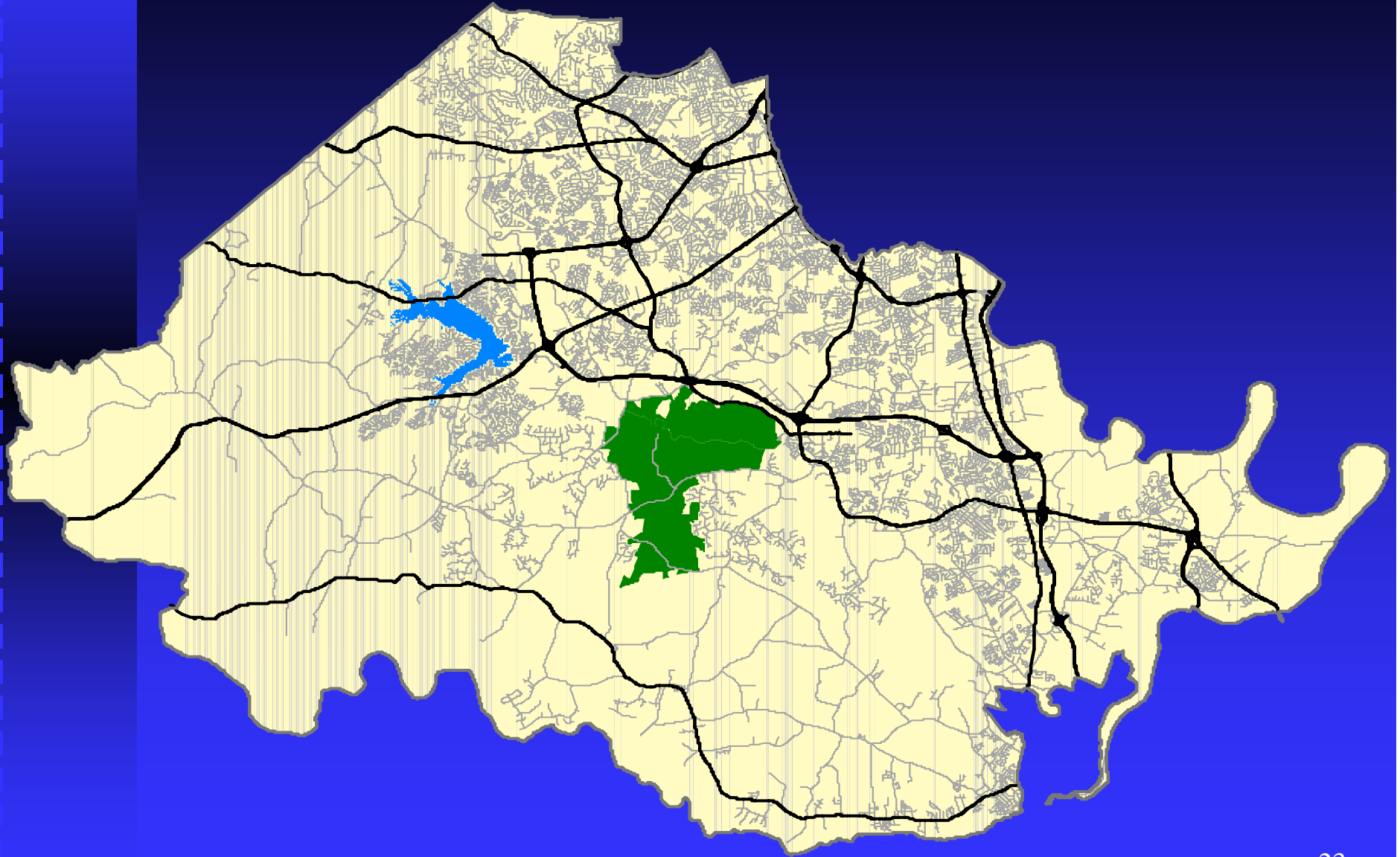
Planning in Chesterfield County

"Never doubt that a small
group of thoughtful,
committed citizens can change
the world.

Indeed, it is the only thing
that ever has."

Margaret Mead

Countywide Planning...



...Includes Area Plans...



...That Affect Future Land Uses

You
Live
Near
Here



What Should
Be Built Here?

Planning In Chesterfield County

Overview

- Planning 101
- Principles of Good Planning
- The Planning Process
- Important Points
- Resources

Planning 101



Planning 101

The Law

- Virginia localities are compelled to follow state law
- They may not do more than the state allows. This principle is called the “Dillon Rule” (law in Virginia, Kentucky, North Carolina)



Planning 101

The Law

- Virginia state law requires each locality to have a comprehensive plan
- The comprehensive plan promotes the health, safety, morals, order, convenience, prosperity and general welfare of citizens

Planning 101

- The Plan is general in nature
- The Plan is focused on the future
- The Plan is not designed to resolve existing problems
- The Plan is a guide, not a law

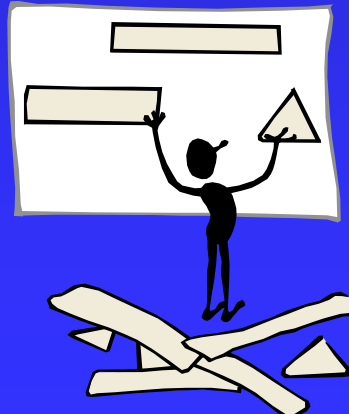
Planning 101

- The land use plan guides future development, by recommending future land use patterns
- The land use plan guides zoning. Zoning is a legal right to develop.

Planning 101

The Limits of the Plan

- The Plan cannot predict:
 - ◆ Timing of development
 - ◆ Actions of property owners
 - ◆ Changing markets or demographics



Planning 101

The Limits of the Plan

- The Plan does not convey the right to develop
- The right to develop is affected by:
 - ◆ The Zoning Ordinance
 - ◆ The Subdivision Ordinance
 - ◆ Development regulations

Principles of Good Planning



Principles of Good Planning

Your Part

- It's your future. Plan for it!
- We need you!
- Citizens have a critical part to play in the planning their community:
 - ◆ Provide vision for the Plan
 - ◆ Help implement the Plan



Principles of Good Planning

The Job of County Staff

- County planning staff provide:
 - ◆ Technical expertise
 - ◆ Coordination
 - ◆ Grunt work
 - ◆ Stewardship – speaking for future citizens



Principles of Good Planning

Comprehensive land use planning follows a set of principles that promote healthy development of communities – principles based on sound planning concepts and the legal basis for planning in Virginia and the U.S.



Principles of Good Planning

Balance of Rights

- Land use planning is a delicate balance between individual property rights and the needs and desires of the community



Principles of Good Planning

Balance of Land Uses

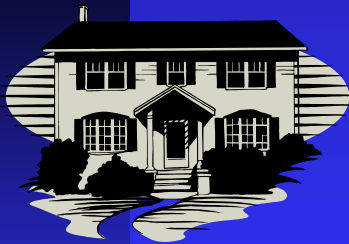
- Every community should have a balance of land uses:
 - ◆ Places to live
 - ◆ Places to work
 - ◆ Places to shop
 - ◆ Places to recreate
 - ◆ Places to worship
 - ◆ Places to socialize
 - ◆ Places to learn



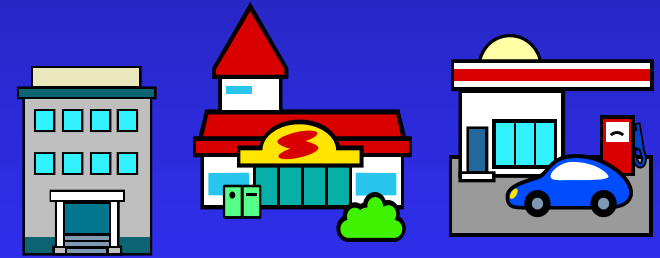
Principles of Good Planning

Flexibility of Development

- Planning should provide flexibility of development within “families of land uses.” Examples include:



Residential uses,
parks, places of
worship



Commercial uses
and supporting
services

Principles of Good Planning

Land Use Transitions

- Planning should provide transitions between differing land uses. Boundaries for good land use transitions include:
 - ◆ Waterways
 - ◆ Major roads
 - ◆ Major changes in topography

Principles of Good Planning

Land Use Transitions

- Compatible uses may serve as good transitions between differing land uses. Examples include:
 - ◆ Offices between commercial and residential areas
 - ◆ Light industrial uses between heavy industry and commercial areas

Principles of Good Planning

Land Aggregation

- Good land use planning should encourage aggregation of smaller parcels
- Larger developments can promote land use transitions, protect neighborhoods and provide a coordinated development pattern

Principles of Good Planning

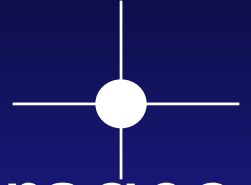
Land Use Categories

- Good land use planning should use standardized land use categories and definitions
- Standard categories promote consistency between plans and help implement all plans
- 130 vs. 25



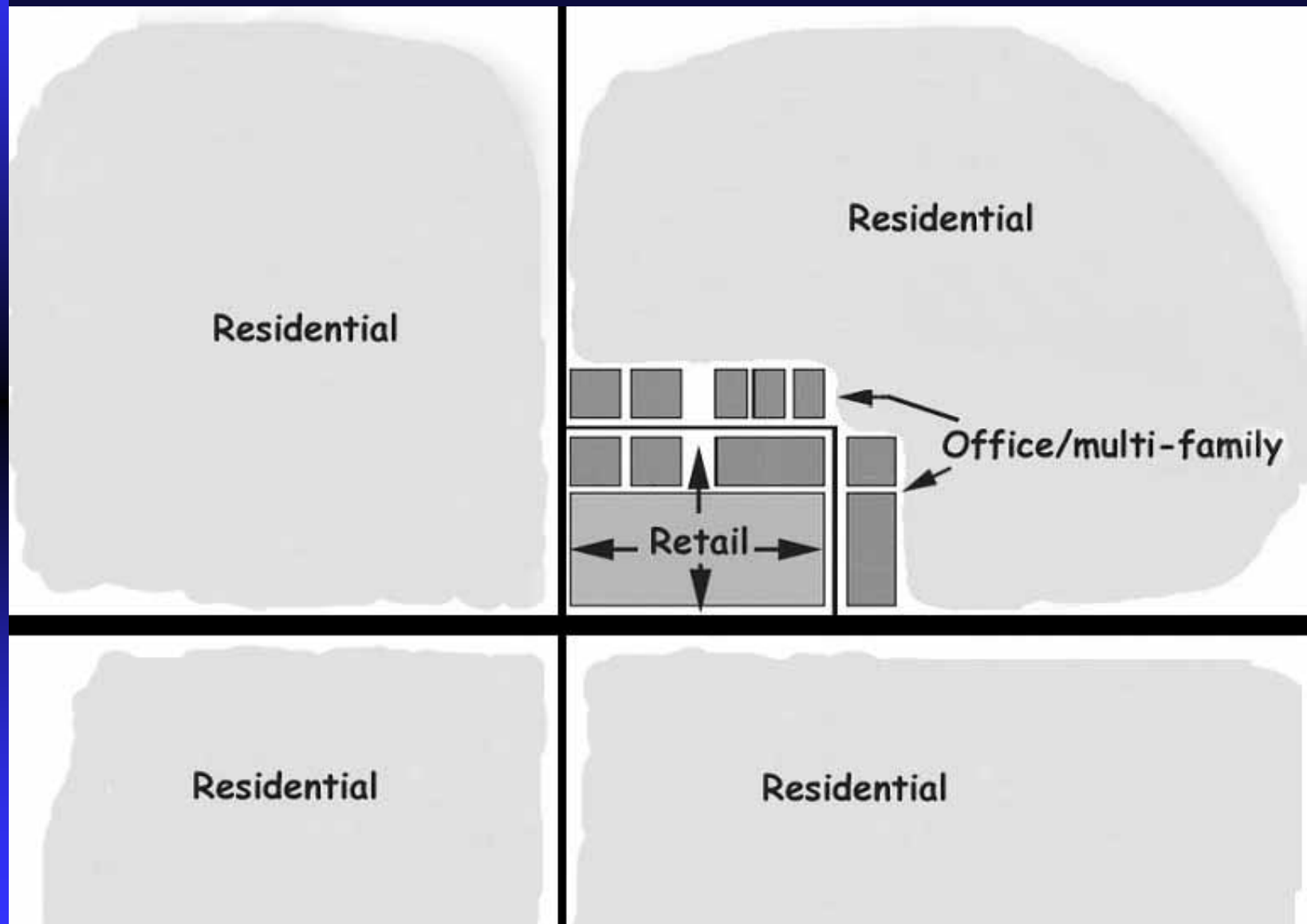
Principles of Good Planning

Nodal Development

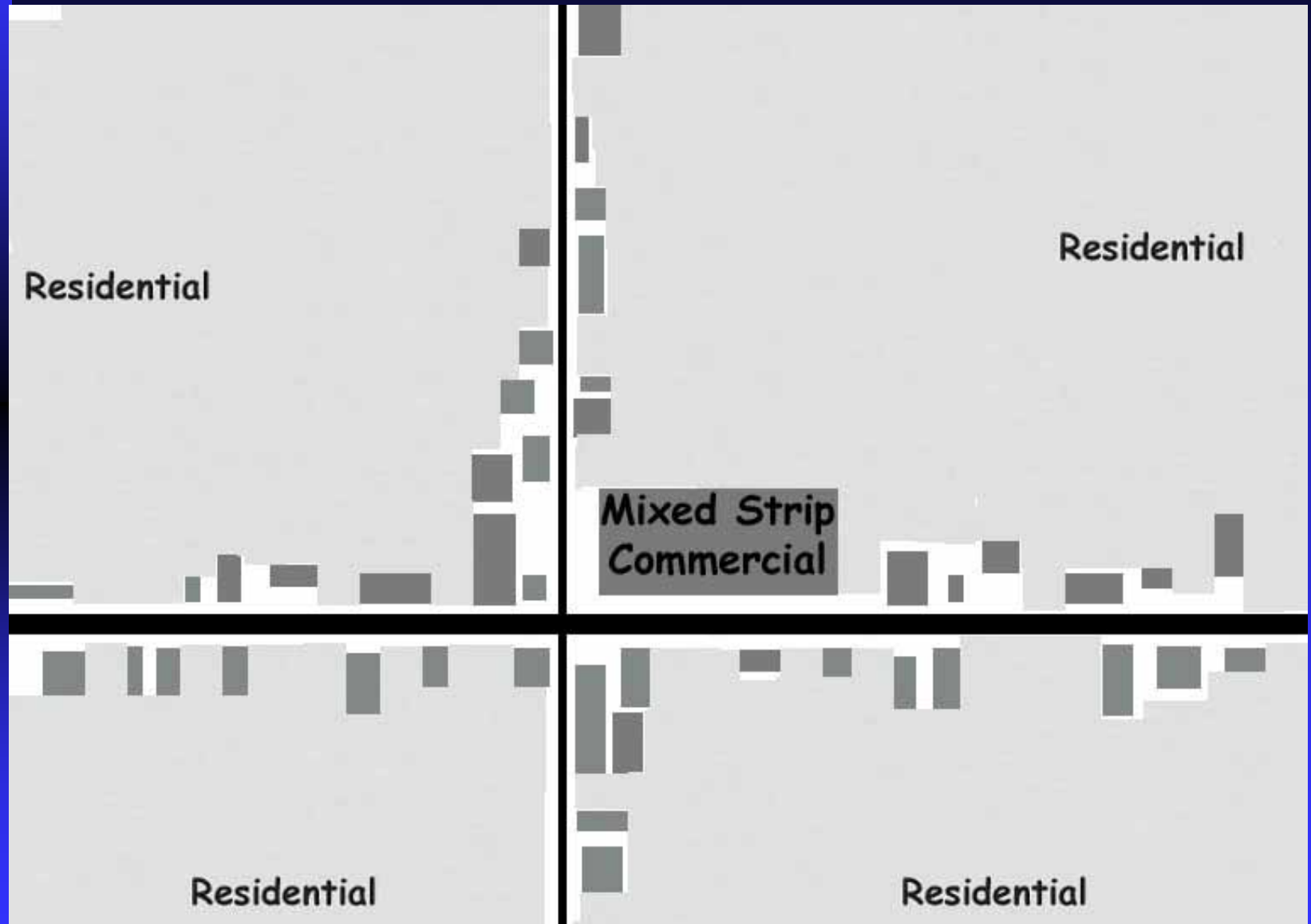


- Good land use planning encourages “nodal development” – commercial development located at major road intersections, rather than in long commercial strips. Benefits include:
 - ◆ Improved transportation access
 - ◆ Efficient land use patterns and transitions
 - ◆ Creating a sense of “place”

Commercial Development Clustered Around a "Node"



Instead of Strip Commercial Development



Principles of Good Planning

The “High Five”

- Chesterfield County has five adopted planning goals:
 1. Growth management
 2. Economic development
 3. Shaping character of development
 4. Preserving important resources
 5. Maintaining healthy neighborhoods